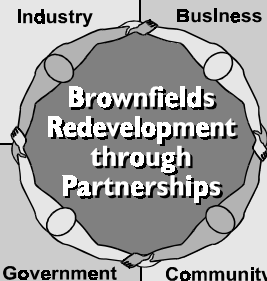


<p style="text-align: center;">Niagara County, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">April 2001</p>	
--	---

Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfield Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning, and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 1998, the U.S. Environmental Protection Agency (EPA) selected Niagara County, New York, as a Brownfields Assessment Demonstration Pilot. Niagara County, New York, encompasses an area of 530 square miles and includes three cities, five villages, and twelve townships. The 1990 U.S. Census population of 220,756 in Niagara County represents a decrease from the 1960 peak population of 242,269. This decline mirrors the reduction of large employers in the following industries: steel production; aircraft and aerospace; chemical; specialty ceramics; and paper manufacturing. The exodus of companies and workforce has left many industrial sites either vacant or underutilized. Unemployment rates in Niagara County typically exceed those of New York State and the nation as a whole.

The County is home to more than 720 brownfields sites, including more than 107 sites on the New York State Inactive Hazardous Waste Disposal Sites list. In addition, there are 6 sites on the EPA National Priorities List. The redevelopment of the County's brownfield sites is directly linked to job creation and stabilization of the region's economic health.

Because many of the communities do not have the resources to address Brownfields issues individually, Niagara County is providing a county-wide initiative that will benefit the 20 communities. The Niagara County Cooperative Brownfield Strategy includes identifying, assessing, and implementing redevelopment initiatives which can return potentially contaminated and contaminated sites to productive use.

II. Brownfields Pilot Progress

Implementation Strategy

The goal of Niagara County's Cooperative Brownfields Strategy is to provide a framework for cleaning up the environment, spurring appropriate redevelopment of underutilized contaminated and potentially contaminated sites and creating new job opportunities or retaining existing jobs. The County has designated staff in its Planning and Health Departments to address brownfield issues and consult with stakeholders and the communities. Niagara County has also

established a Brownfields Working Group consisting of stakeholders with varied interests in brownfields issues in an effort to bring together individuals and agencies.

Community Involvement

The County has an ongoing public outreach program that includes County-wide meetings, newsletters, press releases, and an Internet website. The County also intends to form a Brownfields Information Center that will house data gathered during the program and provide public access to the information.

III. Brownfields Site Activities

Site Inventory

The County has completed an inventory of brownfields sites and has mapped 144 sites using a Geographic Information System (GIS). There are a total of 727 brownfields in the County.

Site Selection

Sites are selected based on the greatest potential for redevelopment. Selection criteria include remediation cost, greenfield protection, environmental justice, sustainable community development, location factors, health factors, and site ownership. The County will target 10 sites under the Pilot. To date, the County has selected two sites for assessment using Pilot funds.

Site Assessment and Reuse Planning

The Triangle Area Site and Dussault Chemical Site were selected for assessment using Pilot funds. Phase I assessments were completed for both sites in March 2000. A Phase II assessment has been started at the Dussault Site and the County is currently working to begin a Phase II of the Triangle Site. For more information on these sites, please refer to the Site Profiles for Niagara County.

In addition, assessment work funded by the NYSDEC and the USEPA, has been completed at two additional sites: the Flintkote and Barker Chemical Sites.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 727

For the entire Pilot area, the number of properties/parcels which have been identified by the pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 727 (144 identified as priority sites)

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further action sites, etc.

Properties Reported to be Targeted by Pilot: 10

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: G Local (City) S Local (County) G Private S State S Other Federal

Amount Funded: \$161,450

Additional information concerning funding: \$16,450 from Niagara County Health Department and Public Works, \$75,000 from the New York State Department of Environmental Conservation, and \$70,000 from EPA Environmental Response Team.

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: G Local (City) G Local (County) G Private G State S Other Federal

Amount Funded: \$ 1,000,000

Additional information concerning funding: Funding from EPA Brownfields Revolving Loan Fund

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: G Local (City) S Local (County) G Private S State G Other Federal

Amount Funded: \$ 368,000

Additional information concerning funding: \$46,000 from the Niagara County Environmental Protection Fund and \$322,000 from New York State Environmental Protection Fund.

VI. Current Activities

A Phase II assessment has been started at the Dussault Site; the County is currently working to begin a Phase II of the Triangle Site. The County has also started discussion with a private land owner to perform Phase I assessments at two sites on Tonawanda Island, New York.

Niagara County is also part of the Niagara Region, NY brownfields effort which includes the cities of Buffalo and Niagara Falls and the counties of Niagara and Erie. The effort is a unique regional collaboration to reverse declining economic conditions through brownfields cleanup and redevelopment with a focus on the Niagara Region’s role as an international portal.

In October 2000, the Niagara Region was selected by EPA as one of 12 Nationwide Brownfields Showcase Communities. Showcase Communities are recognized for their innovative and successful approaches to addressing complex brownfields problems and are expected to serve as role models for other communities facing similar situations. Under this program, the community is awarded additional funding and continues to receive a wide range of technical assistance intended to link Federal, State, local and private sector action in the redevelopment of brownfields. More than 15 Federal agencies have established an Interagency Working Group to assist Showcase Communities.

VII. Contact Information

Pilot Contact 1

Name: Edmund Sullivan
Title: Brownfields Coordinator/Environmental Planner
Organization: Department of Planning, Development, and Tourism
Address: 59 Park Avenue
Lockport, New York 14094-2740
Phone: (716) 439-7265
Fax: (716) 439-7267
E-mail: edmund.sullivan@niagracounty.com

Pilot Contact 2

Name: Samuel M. Ferraro
Title: Commissioner
Organization: Department of Planning, Development, and Tourism
Address: 59 Park Avenue
Lockport, New York 14094-2740
Phone: (716) 439-7235
Fax: (716) 439-7267

EPA Contact

Name: Tom Taccone
Title: Brownfields Project Manager
Organization: U.S. EPA, Region 2
Address: 290 Broadway, 20th Floor
New York, New York 10007
Phone: (212) 637-4281
Fax: (212) 637-3966
e-mail: taccone.tom@epamail.epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>